

**MINUTES OF THE VINEYARD TOWN
PLANNING COMMISSION MEETING
Vineyard Town Hall, 240 East Gammon Road, Vineyard, Utah
February 17th, 2016**

PRESENT –

Commission Chair Wayne Holdaway
Commissioner Angela Kohl
Commissioner Chris Judd
Commissioner Tim Blackburn
Commissioner (alternate) Christy Welsh

ABSENT –

Commissioner Daniel Pace

STAFF PRESENT– Town Planner Aric Jensen, Town Engineer/Public Works Director Don Overson, Deputy Recorder Kinsli McDermott

OTHERS PRESENT–

The Vineyard Town Planning Commission held a regular meeting on Wednesday, February 17, 2016, starting at 7:02 PM in the Vineyard Town hall. The invocation was offered by Commissioner Welsh.

REGULAR SESSION - The meeting was called to order at 7:02 PM.

OPEN SESSION -

Chair Holdaway asked for public comment. None was given.

MINUTES REVIEW AND APPROVAL -

Motion: COMMISSIONER JUDD MOVED TO APPROVE THE MINUTES FROM NOVEMBER 18, 2015, DECEMBER 16, 2015, AND JANUARY 6, 2016 AS WRITTEN. COMMISSIONER KOHL SECONDED THE MOTION. ALL PRESENT WERE IN FAVOR. THE MOTION CARRIED.

BUSINESS ITEMS

5.1 **Public Hearing**

The Public Hearing previously scheduled to open the Homesteads Master Development Plan has since been cancelled.

Mr. Jensen mentioned that staff recently met and reviewed the process for approving new preliminary plats within the Homestead Development. He explained that the developer would go through the regular plat approval process because they were requesting an amendment to the

formerly approved preliminary plat. They would have to met the requirements as outlined in the Homestead Development Agreement. He said the plat would not require a public hearing.

5.2 **Continued Public Hearing from 12.16. 2016**

The Vineyard Town Planning Commission shall hold a Public Hearing to consider amendments to the Town Zoning Ordinance and Town Zoning Map. Topics may include, but are not limited to: signs, procedures, definitions, and land use tables. Citizens, property owners, and all other members of the public are encouraged to attend and participate.

Sign Ordinance

Mr. Jensen explained that signs could be regulated by time, place, and manner, but not content. He said he reviewed the current ordinance and proposed amendments to everything that was content based.

Commissioner Welsh asked about pornographic signs being permitted because of content. Mr. Jensen explained that some obscenity laws had still been held up by the Supreme Court so regulations could be made prohibiting sexually oriented business signs. He talked about the proposed amendments to Regulatory Signs on Page 9.

Mr. Jensen talked about political signs, real estate signs, and ideological signs.

The Planning Commission discussed appropriate signs within the single family residential zones and multifamily residential zones. They agreed that it was best to differentiate the sign standards within each zone.

The Planning Commission asked that a time limit be defined for temporary signs.

Mr. Jensen mentioned that car signs were almost impossible to regulate.

Commissioner Judd asked for clarification about pole signs. Mr. Jensen defined what a pole sign was and mentioned that all pole signs were currently prohibited in the ordinance. He thought that sometimes it was important to have signs with height in order to direct drivers to an entrance. He said they could serve as an alert for traffic in and out of an establishment. The Planning Commission discussed different signs that were appropriate and that could be used to alert traffic. They thought a more clear definition for pole signs might need to be added to the ordinance.

The Planning Commission discussed Sign Walkers. Mr. Jensen explained that the content of signs could not be regulated, but the time, place, and manner (spinning, twirling, dancing with the sign) could be. He explained that pan-handling signs were content-based and therefore could not be regulated.

Chairman Holdaway asked the Planning Commission members to review the proposed amendments to the ordinance.

Design Standards

Mr. Jensen explained that Vineyard needed to have a section for design standards so developers could know what was expected of them. He explained that there were small sections with design standards within the ordinance, but a comprehensive design standard chapter was needed in order to make things clear for development purposes. He said there needed to be clarity in the design standards on the quality of products that could be used.

Chairman Holdaway wondered if the type of material used as turf within detention ponds could be regulated. Mr. Overson explained that several factors, like ownership, size, and safety, needed to be considered prior to putting it in the design standards. He said that if the detention pond was owned by the city, it created a maintenance burden. He explained that passive detention was something that looked nice, but served no other function. There were also detention areas that could be used for recreation. Mr. Jensen noted that there were times when grass was not desirable as a material used in detention ponds. The commissioners discussed things that could be regulated as standards for detention ponds.

Landscaping Standards

Mr. Jensen suggested that the commissioners read through Bountiful City's ordinance to get some ideas on what type of landscaping regulations they wanted. The commissioners talked about adding a list of trees that were compatible with the soil in Vineyard.

Off-Street Parking Ordinance

Mr. Jensen thought the multi family parking regulations were not sufficient. He was also concerned about the size of the parking stalls; he thought they were too small. He suggested a standard of 9 feet by 20 feet. He suggested the commissioners reviewed Bountiful City's ordinance.

Mr. Overson mentioned that he was hoping to amend the standard for drive approaches. He said there needed to be an allowance for utility access.

Motion: COMMISSIONER JUDD MOVED TO CONTINUE THE PUBLIC HEARING TO THE NEXT MEETING. COMMISSIONER KOHL SECONDED THE MOTION. ALL PRESENT WERE IN FAVOR. THE MOTION CARRIED.

PLANNING COMMISSION MEMBERS REPORTS

The Planning Commission had questions regarding the process for plat approval by the fire marshal. Mr. Overson mentioned that the Vineyard fire marshal was a contract employee and could not sign plats, however site plans submitted to Vineyard were sent to the fire marshal for review, especially site plans with structures. The commissioners discussed their concern with the recent requests for private streets. They wondered if the fire marshal reviewed subdivision plats. Mr. Overson explained that he did not typically send standard subdivision plans to the fire marshal. He said if the subdivision had standard road cross sections there would not be an issue. Additionally, he said fire hydrant spacing was based on State standards and requirements. He said there was very little on single family home plats that the fire marshal reviewed and Mr. Overson was confident that staff could ensure the standards were met.

The commissioners discussed The Forge subdivision. Mr. Overson explained that he required the fire marshal to accept the design for the alleys before the application was even accepted by the

town. He said he had concerns with the buildings in The Forge, apartment complexes over 3 stories high, or any roads narrower than 30 feet and thought the fire marshal needed to review the plans.

Chairman Holdaway mentioned that, as per the Planning Commission's suggestion, the City Council wanted to hold a combined work session for the purpose of discussing the option of giving the Planning Commission more approval authority.

The Planning Commission had further discussion regarding public and private road cross sections.

STAFF REPORTS

Aric Jensen, Town Planner - Mr. Jensen reviewed the basic rules for the Open Public Meetings Act. He had no new items to report.

Don Overson, Town Engineer/Public Works Director - Mr. Overson had no new items to report.

ADJOURNMENT

Chairman Holdaway adjourned the meeting by consent at 8:25 PM. The next meeting is scheduled to be held on March 2, 2016.

MINUTES APPROVED ON: April 20, 2016

CERTIFIED CORRECT BY: /s/Kinsli McDermott
K. MCDERMOTT, DEPUTY RECORDER